

Minutes
McNair Farms Master Association
March 6, 2019
7:00 P.M.
The Clubhouse

Board Members Present:

Dick Nabors, President
David Warnock, Vice President
Iryna Apple, Treasurer
Udaya Allu, Director
Andrea Kyriazi, Board Member

Board Members Absent: None

Also Present:

Monica Yafi, Community Manager/CPM
Debra Holcombe, CPM/Recording Secretary

The Board of Directors of McNair Farms, convened at the McNair Farms Clubhouse.

1. **CALL TO ORDER:** The meeting was called to order at 7:00 PM by Dick Nabors.
2. **OPEN FORUM:**
 - a. Resident from landbay 6 came to express concern about events at the Clubhouse that cause excessive noise, over-occupancy and staying after-hours. Board will address the issues.
 - b. Resident from Landbay 2 came to express concern about an individual who comes to her events at the Clubhouse and asks guests to leave before the end of the event. Board recommended that resident call the police if this happens in the future.
3. **APPROVAL OF MINUTES:** Dick Nabors motioned to approve the November 7, 2018 minutes as written. Udaya Allu seconded the motion. All were in favor.
4. **PRESIDENTS REPORT:** The president reported that the association has addressed the drainage issues on the property.
5. **TREASURER REPORT:** The association is in good financial standing. The December 2018 and January 2019 income and expenses were reviewed by the Board.
6. **NEW/OLD BUSINESS:**
 - a. Community map is still in progress. Waiting on input from legal counsel.
 - b. The trim and gazebo's roof was repaired.
 - c. The fence located at Frying Pan Road was repaired on February 27, 2019.
 - d. Clean-up of the community was completed.
 - e. 2019 Draft Audit report was provided for Board information and review.

- f. David Warnock motioned to approve proposal from AR Recreation in the amount of \$5,680.11 to install an 8x12 Bakko Backboard to the existing tennis fence unless Management can obtain a better price solution from Dick's Sporting Goods. Dick Nabors seconded the motion. All were in favor.
 - g. David Warnock motioned to approve the proposal from Thomas Commercial Services to sand, prime railings and power wash exterior of the Clubhouse in the amount of \$2,960. Dick Nabors seconded the motion. All were in favor.
 - h. The Board reviewed three proposals for pavement maintenance. Management will check to see if engineer is available to supervise the project and will follow-up with the Board.
 - i. Dick Nabors motioned to approve the proposal from Northern Virginia Fence in the amount of \$9,850 to install approximately 152 feet of 8 foot tall board and batten privacy fence, building along existing fence line at McNair Farms Drive before transitioning to 123 feet of 8 foot tall black chain link fence around to the tennis court. Iryna Apple seconded the motion. All were in favor.
 - j. Dick Nabors motioned to approve the proposal from Northern Virginia Fence in the amount of \$3,950 to remove the existing fence around the trash enclosure and install 6x6 feet tall board fence. Iryna Apple seconded the motion. All were in favor.
- 7. EXECUTIVE SESSION:** Dick Nabors motioned to enter executive session for the purpose of discussing violations and delinquencies: 7:50 PM-7:55 PM.
- 8. RECONVENED OPEN SESSION:**
- a. Dick Nabors motioned to approve the recommendation from legal counsel to accelerate the assessments through 2019 for accounts in collections. David Warnock seconded the motion. All were in favor.
 - b. Dick Nabors motioned to approve the recommendation from Morgan Stanley to ladder the McNair Farms CDs as follows: \$50,000 for 2-years at 2.65%
\$50,000 for 4-years at 2.90%. David Warnock seconded the motion. All were in favor.
- 9. ADJOURNMENT:** Dick Nabors adjourned the meeting at 8:00 PM.